

**Zoning Board of Appeals
Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday July 13, 2016, 6:30 PM** in City Hall Annex, Fourth Floor, City Council Chambers, 274 Front Street, Chicopee, MA 01013.

Meeting was brought to order by Roland Archambault at 6:30 PM.

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Roland Archambault Chair	X		
Regular	Miguel A. Roldan Vice Chair	X		
Regular	Anthony Gallant, Clerk	X		
Regular	Gary Stamborski	X		
Regular	Derek Dobosz	X		
Assoc.	Christina Loy	X		

Planning Staff attendance:

Title	Name	Present	Excused
Planning Director	Lee Pouliot		X
Development Manager	Jim Dawson	X	

Item 1:

VARIANCE from Chapter 275-52 frontage requirements from 100' to 75' to create a new single-family building lot from 565 Lafleur Dr. and leave existing house on a lot with 75' of frontage. Applicant: Brian Shea and Vitaliy Yusenko, 67 Hunt St., Ste. 107, Agawam, MA 01001

Notes: The Applicant's representative explained the petition to the Board. He stated that it was the Applicant's opinion that his requested lot sizes fit with the established pattern of lot sizes in the neighborhood. Two Abutters were in attendance, both of which were in opposition to the petition. Ward Councilor Courchesne spoke for three of his constituents whom he stated contacted him in opposition to the petition.

An Abutter asked about the sewer capacity in the area and if a new house would cause any burden on the system. Planning Staff explained that if the Variance (Zoning Board of Appeals) and Waiver of Frontage (Planning Board) were granted, the Applicant would have to submit a Building Checklist prior to the issuance of a Building Permit at which time the City Engineer would review for sewer capacity. The Board discussed the petition and it was their opinion that no hardships as defined by State Law existed nor did the request fall within the parameters of the City's expanded definition of hardship. The Board voted to deny the requested Variance. Associate Member Christina Loy voted on the petition however, her vote was not required as all five regular members were present.

Motion to approve for discussion was made by Anthony Gallant and seconded by Miguel Roldan. Vote was 6-0 to deny the Variance (see notes on the vote above).

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair		X		
Regular	Miguel A. Roldan Vice Chair		X		
Regular	Anthony Gallant, Clerk		X		
Regular	Gary Stamborski		X		
Regular	Derek Dobosz		X		
Assoc.	Christina Loy		X		

Item 2:

Minutes from June 8, 2016

Motion to approve was made by Gary Stamborski and seconded by Anthony Gallant. Vote was 6-0 to approve the minutes.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Miguel A. Roldan Vice Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Derek Dobosz	X			
Assoc.	Christina Loy	X			

Item 3:

Adjournment

Motion to adjourn was made by Gary Stamborski and seconded by Derek Dobosz. Vote was 6-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Miguel A. Roldan Vice Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Regular	Derek Dobosz	X			
Assoc.	Christina Loy	X			

Meeting adjourned at 6:52 PM.